

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS  
DIVISION 6

PINNACLE BANK

PLAINTIFF

V.

CASE NO: CV- 2016-936-6

IRONWOOD SERVICES, INC.;  
DOUGLAS D. LONGLEY;  
UNITED BANK; and  
MOSTYN PRETTYMAN, PLLC

DEFENDANTS

BRENDA DESHIELDS  
CLERK AND RECORDER  
BENTON COUNTY, AR.

2016 SEP 21 AM 11 22

FILED

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NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, pursuant to the authority contained in the decretal order of the Benton County Circuit Court entered in case number CV 2016-936-6, styled as set forth above, the undersigned, as Commissioner of the Court, will offer for sale, at public venue to the highest bidder, on the second floor of the Benton County Courthouse, 102 N.E. "A" St., Bentonville, Arkansas 72712, in the County of Benton, within the hours prescribed by law for judicial sales, on Monday the 17th day of October, 2016 A.D., at 9:30 a.m. the following described real property along with any and all personal property, fixtures and improvements thereon, all situated in Benton County, Arkansas, to-wit:

**TRACT "A" OF A LOT SPLIT RECORDED AS PLAT RECORD "P-4" AT PAGE 674 AND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES, 57' 53" WEST 118.41 FEET; THENCE NORTH 00 DEGREES, 03' 49" WEST 45.00 FEET TO A SET IRON PIN ON THE NORTH RIGHT OF WAY LINE OF ARKANSAS HIGHWAY 102 AND THE POINT OF BEGINNING;**

**THENCE NORTH 89 DEGREES, 57' 53" WEST ALONG SAID NORTH RIGHT OF WAY LINE 211.59 FEET TO A SET IRON PIN; THENCE NORTH 00 DEGREES, 03' 49" WEST 438.84 FEET TO A SET IRON PIN; THENCE NORTH 89 DEGREES, 56' 11" EAST 90.09 FEET TO SET IRON PIN; THENCE SOUTH 00 DEGREES, 03' 49" EAST 32.00 FEET TO A SET IRON PIN; THENCE NORTH 89 DEGREES, 56' 11" EAST 121.50 FEET TO A SET IRON PIN; THENCE SOUTH 00 DEGREES, 03' 49" EAST 407.21 FEET TO THE POINT OF BEGINNING.**

**ALSO,**

**TRACT "B" OF A LOT SPLIT RECORDED AS PLAT RECORD "P-4" AT PAGE 674, AND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES, 57' 53" WEST 118.41 FEET; THENCE NORTH 00 DEGREES, 03' 49" WEST 45.00 FEET TO A SET IRON PIN ON THE NORTH RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102; THENCE NORTH 89 DEGREES, 57' 53" WEST ALONG SAID NORTH RIGHT OF WAY LINE 211.59 FEET TO A SET IRON PIN; THENCE NORTH 00 DEGREES, 03' 49" WEST 438.84 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES, 03' 49" WEST 836.02 FEET TO A FOUND 1/2 INCH REBAR; THENCE SOUTH 89 DEGREES, 32' 26" EAST 211.59 FEET TO A FOUND 1/2 INCH REBAR; THENCE SOUTH 00 DEGREES, 03' 49" EAST 866.09 FEET TO A SET IRON PIN; THENCE SOUTH 89 DEGREES, 56' 11" WEST 121.50 FEET TO A SET IRON PIN; THENCE NORTH 0 DEGREES, 03' 49" WEST 32.00 FEET TO A SET IRON PIN; THENCE SOUTH 89 DEGREES, 56' 11" WEST 90.09 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE RIGHT TO USE A 50 FEET IN WIDTH STREET RIGHT OF WAY FOR INGRESS AND EGRESS ACROSS TRACT "A" AS SHOWN ON PLAT RECORD "P-4" AT PAGE 674.**

**TERMS OF SALE:** On a credit of three (3) months, the purchaser being required to execute a bond as required by law and the decree of the Court, with approved security, bearing interest at the maximum rate allowed by law from date of sale until paid, and a lien being retained on the property so to secure the payment of the purchase money; provided, however, that if the Plaintiff, its successors or assigns, becomes the purchaser at such sale for an amount

not in excess of its judgment, interest and costs herein, in lieu of giving bond, it may credit the amount of its bid, less the cost of these proceedings, including the Commissioner's fee on the judgment herein rendered at the time of confirmation of such sale, which credit shall be an extinguishment of its judgment to the extent of such credit. The property described above will be sold subject to all real property taxes due and payable.

Any announcements made by the Commissioner at the time of sale will take precedence over this notice.

Given under my hand this 21<sup>st</sup> day of September, 2016.

/s/ Brenda DeShields  
Brenda Deshields, Commissioner



PUBLISH ONCE

Bill to:

G. Nicholas Arnold, Esq.

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